



PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Boards Meeting of June 22, 2022

File #022-LTAB-019

APPLICANT: Rockford Park District dba Aldeen Golf Club, Illinois Bank & Trust Pavilion

LOCATION: 1902 Reid Farm Road

REQUESTED ACTION: The sale of liquor by the drink in conjunction with recreational facility clubhouse, banquet hall, temporary bars, and beverage carts in an RE, Rural Estate Zoning District and R-1, Single-family Residential Zoning District.

EXISTING USE: Aldeen Golf Club and Illinois Bank & Trust Pavilion

PROPOSED USE: Aldeen Golf Club and Illinois Bank & Trust Pavilion with sale of liquor by the drink

DIMENSIONS: Irregular shape **SQUARE FOOTAGE:** 61.71 acres

ADJACENT ZONING AND LAND USES:

| | | |
|--------|-----------------------------|---|
| NORTH: | R-1 | Single-family residences, Hunter Park |
| EAST: | R-1, R-2, C-1, C-2 & C-3 | Offices, Golf Practice Facility, Vacant land, Duplexes, Single-family residences |
| SOUTH: | R-1 | Single-family residences |
| WEST: | R-1 | Rockford Arboretum, Single-family residences |

YEAR 2020 PLAN: PE Public (Quasi-) Public Facility

HISTORY: **File #017-LTAB-019:** The sale of packaged liquor in conjunction with a recreational facility clubhouse in a RE, Rural Estate Zoning District was approved September 17, 2017 for the property located at 1902 Reid Farm Road. This is the subject property.

File #046-01: A Zoning Map Amendment from R-1, Single-family Residential Zoning District to RE, Rural Estate Zoning District and a Special Use Permit for indoor and outdoor liquor sales by the drink in a RE, Rural Estate Zoning District was approved June 4, 2001 for the property located at 1902 Reid Farm Road. This is the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of liquor by the drink in conjunction with recreational facility clubhouse, banquet hall, temporary bars, and beverage carts in an RE, Rural Estate Zoning District and R-1, Single-family Residential Zoning District. Exhibit A shows that the subject property is located on the southwest corner of Reid Farm Road and Spring Creek Road. Exhibits B and C show the neighborhood is a mixture of commercial and residential uses.

Exhibit D is the map identifying businesses with a liquor license. The yellow dots identify the sale of beer and wine by the drink. The green dot is for a full

liquor license for the sale of liquor by the drink. The red dot is for packaged liquor sales. The large star is the subject property.

Exhibit E is the site plan submitted by the Applicant that shows the subject property Aldeen Golf Club and the Practice Center. Exhibit F is a map that highlights the existing Aldeen Clubhouse, pavilion, parking and the golf course and landscape plan overview. Staff feels that the existing parking lot will be sufficient.

The Applicant submitted Exhibit G, a partial interior floor plan of the clubhouse. The interior floor consists of a bar area, restaurant areas, kitchen and food prep area, men and women locker rooms, offices, pro-shop, and conference room (Exhibit G). Staff feels that the interior floor plan needs to be revised to include a seating arrangement for the bar and dining area.

Exhibit H is the interior floor plan submitted by the Applicant for the pavilion. Exhibit H shows the banquet hall area including tables and chairs, patio areas, kitchen and food prep area, men and women bathrooms, and storage.

The Applicant submitted Exhibit I, elevations of the clubhouse. Additionally, the Applicant submitted Exhibit J, elevations of the pavilion.

Exhibit K is the business plan submitted by the Applicant for Aldeen Golf Club. The Applicant states, "We are looking at making this a campus in which the license covers the Club House, the Golf Course, the Pavilion and driving range" (Exhibit K). The Applicant explains, "The Club House contains lockers, showers and restroom facilities, an outdoor deck with food and beverage serving capabilities, indoor restaurant style seating for approximately 50 person, a bar seating approximately 12 persons and a tavern style small seating area accommodating approximately 16 people" (Exhibit K). Additionally, the Applicant explains, "the club house also contains a golf pro shop, the golf pro office, two meeting rooms and an entry foyer" (Exhibit K). Furthermore, the Applicant states, "The Pavilion holds 250 people and indoor amenities include a full cooking kitchen and event bar, outdoor pergola, and private brides' room for weddings" (Exhibit K).

Within Exhibit K, the hours and days of operation are proposed as Monday through Friday from 7:00 A.M. to 7:00 P.M. and Friday through Sunday 6:00 A.M. to 9:00 P.M. The food service hours are proposed as Monday through Sunday from 11:00 A.M. to 9:00 P.M. (Exhibit K). Additionally, the Applicant indicates within Exhibit K and on the Liquor Application that the sales will be 75% food/non-alcoholic beverage sales and 25% alcohol sales. Furthermore, the Applicant indicates on the Liquor Application that they will not apply for an Illinois Gaming License.

Additionally, Exhibit K is the security plan. The Applicant explains, "the Rockford Park District has the Rockford Park District Police Department, which currently act as security at this facility and they are responsible for providing routine patrol for District property and provide support for events and responding to emergencies" (Exhibit K). The Applicant states, "we have 10 officers on staff and shifts run from 6am-1:30pm daily" (Exhibit K). Finally, the Applicant states, "this facility has an alarm system (both fire and burglary)" (Exhibit K).

Exhibit L shows that there have been 16 Calls of Service for the Police Department in the past 24 months for 1902 Reid Farm Road.

Staff feels that the Applicants' request is reasonable for the use of the subject property. Staff recommends approval of the Applicants' request subject to conditions.

RECOMMENDATION: Staff recommends APPROVAL of the sale of liquor by the drink in conjunction with recreational facility clubhouse, banquet hall, temporary bars, and beverage carts in an RE, Rural Estate Zoning District and R-1, Single-family Residential Zoning District, based on the following conditions:

1. Meet all Applicable Building and Fire Codes
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes
3. The sale of liquor by the drink in conjunction with a golf course, recreational facility clubhouse, banquet hall and restaurant shall be limited to the submitted plans, Exhibits G and H.
4. The hours of operation are limited to 7:00 A.M. to 7:00 P.M., Monday through Friday.
5. The hours of operation are limited to 6:00 A.M. to 9:00 P.M., Saturday through Sunday.
6. Window display signage is limited to 20% of window area.
7. The proposed use and facility is prohibited from having any video gaming machines.
8. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
9. All outstanding general ordinance fines must be paid prior to the issuance of the license.
10. All conditions must be met prior to establishment of use.

SC:DM 06/14/2022

Exhibit A
1902 Reid Farm Road
#022-LTAB-019

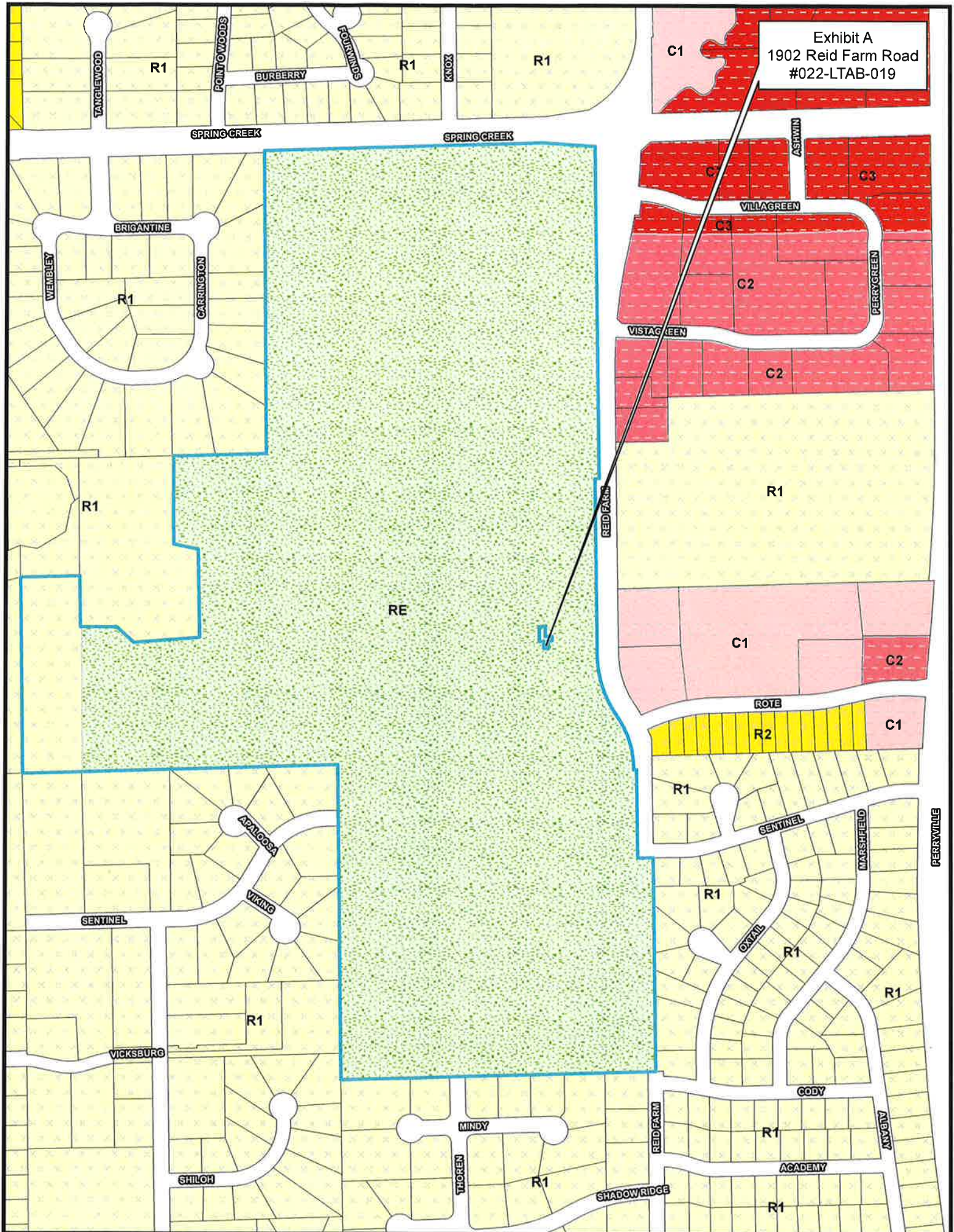
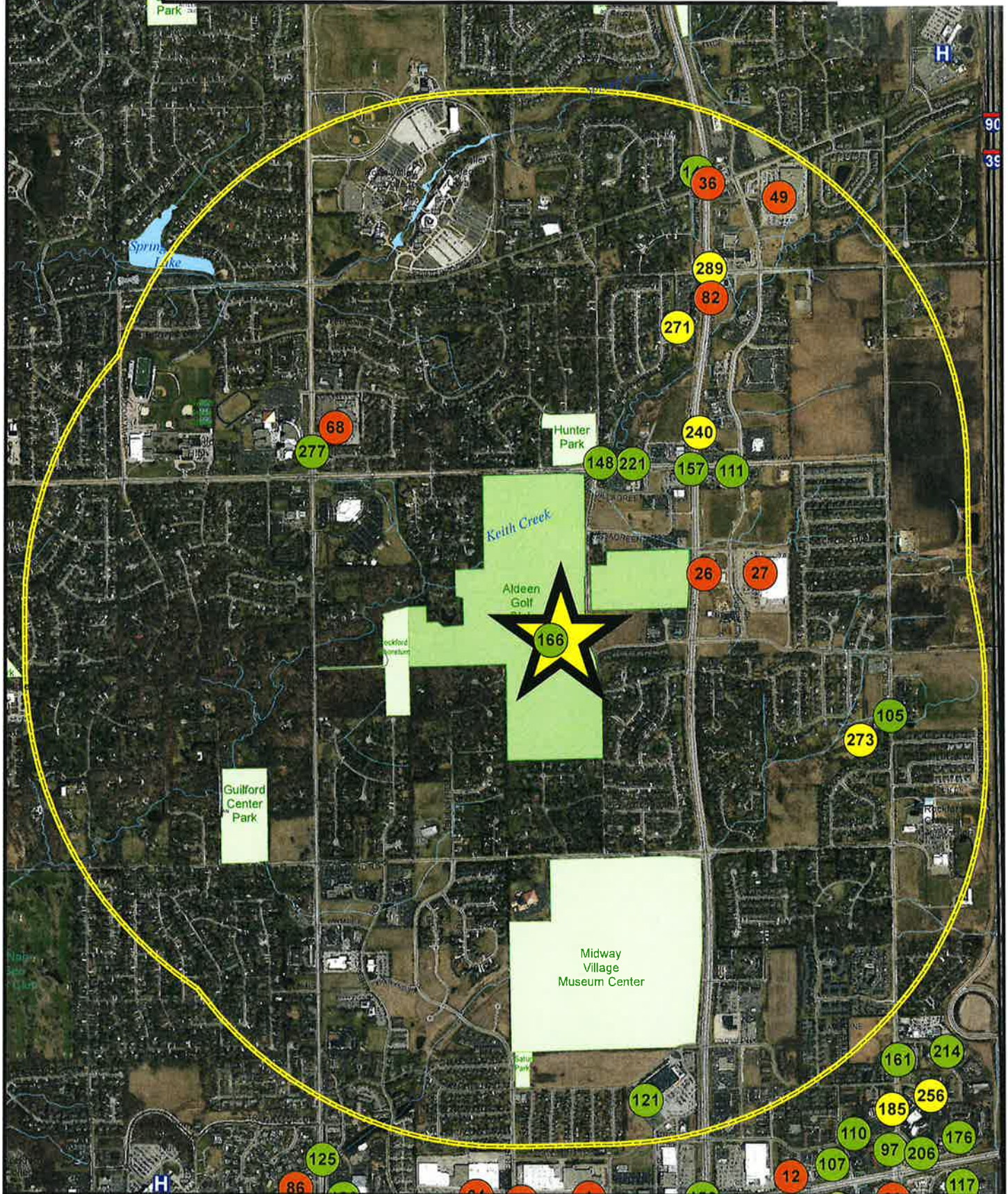


Exhibit C
1902 Reid Farm Road
#022-LTAB-019



1902 Reid Farm Road - Rockford Park District



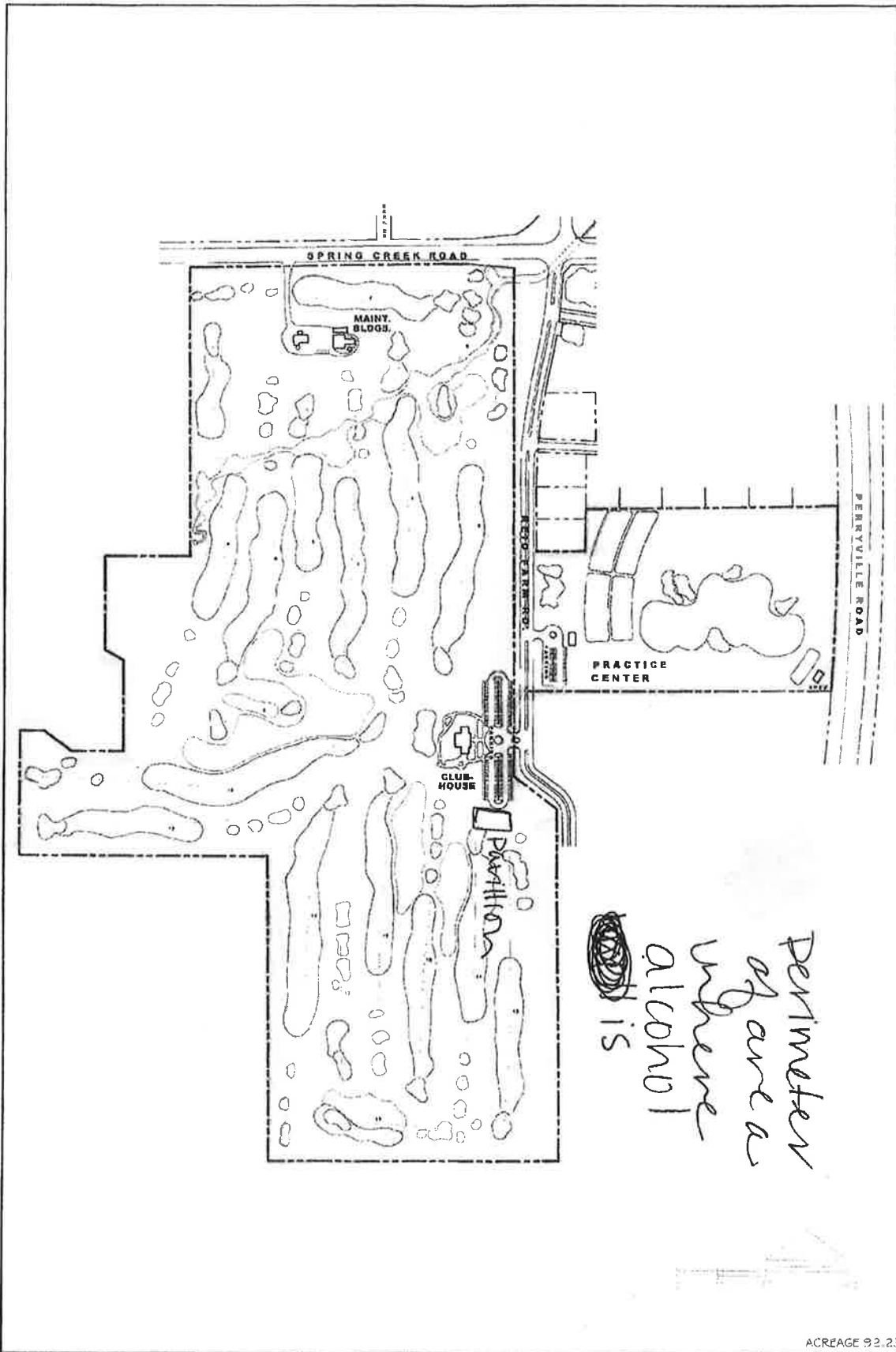
- Key**
- College/University
 - School (K-12)
 - City/Village Hall
 - Parks
 - Forest Preserves
 - Sale by the Drink (Beer and Wine)
 - Sale by the Drink (Full Liquor)
 - Package Liquor Sales


CITY OF ROCKFORD, ILLINOIS

LIQUOR LICENSE LOCATIONS-A 1/2022

2022

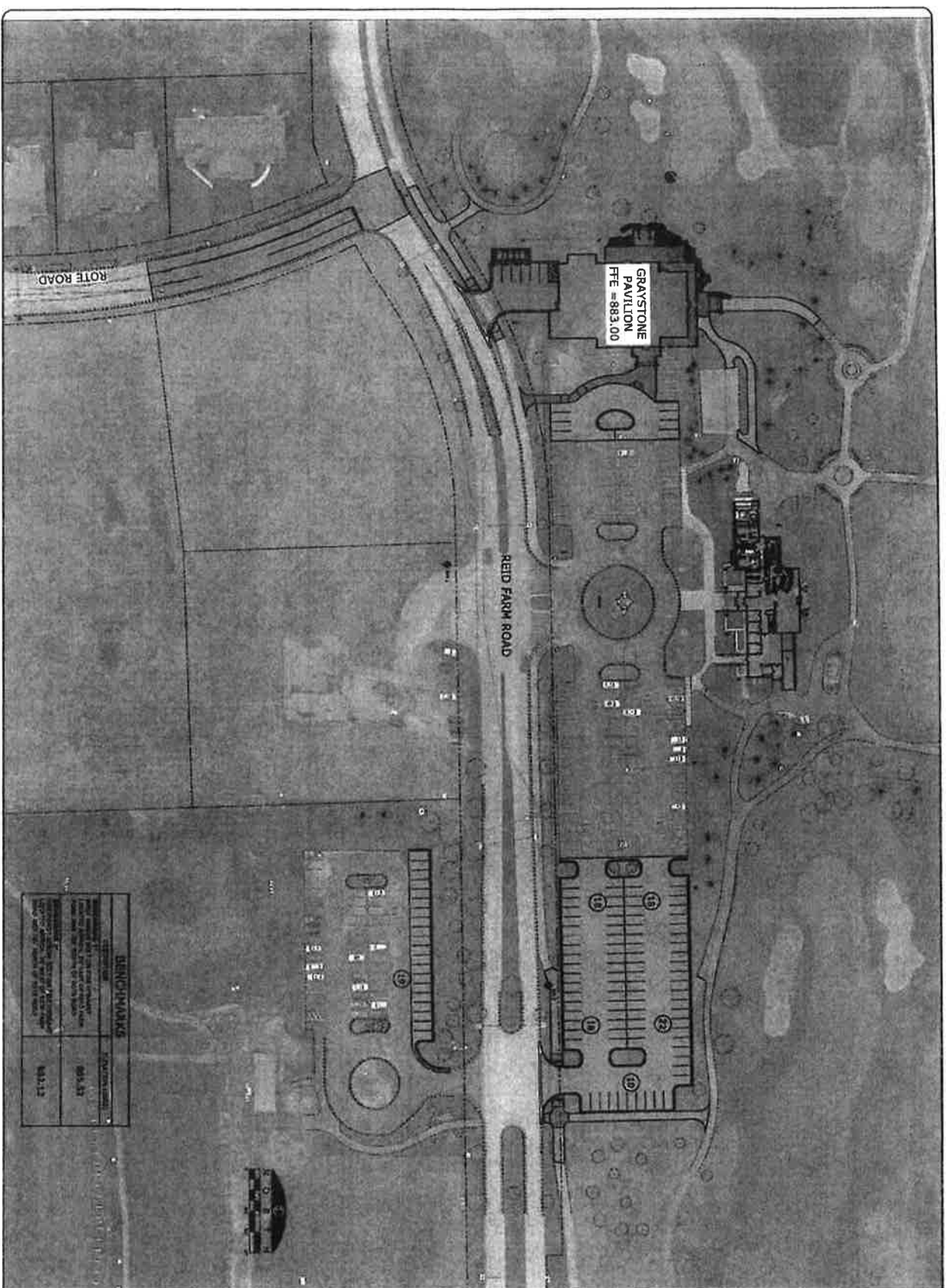




| | | | |
|---|---|---------------|---------|
|  <p>ROCKFORD PARK DISTRICT 401 SOUTHMAN STREET ROCKFORD, ILLINOIS 61101-1341 PH 815/987-1045 F 815/390-3839</p> | <p>Existing Conditions at: Aldeen Golf Club 1902 Reid Farm Road Rockford, IL 61107</p> | ACREAGE 92.23 | |
| | | DATE | 9-11-07 |
| | | REV. NO. | 1 |
| | | PROJECT NO. | 0000 |

© ROCKFORD PARK DISTRICT

Exhibit F
1902 Reid Farm Road
#022-LTAB-019



ARC/DESIGN

3000 WEST HENRY STREET, SUITE 100 ROCKFORD, IL 61107

TEL: 815.398.1234 FAX: 815.398.1235

WWW.ARCDESIGN.COM

ALDEEN GOLF CLUB
GRAYSTONE PAVILION

1902 REID FARM ROAD
ROCKFORD, IL 61107

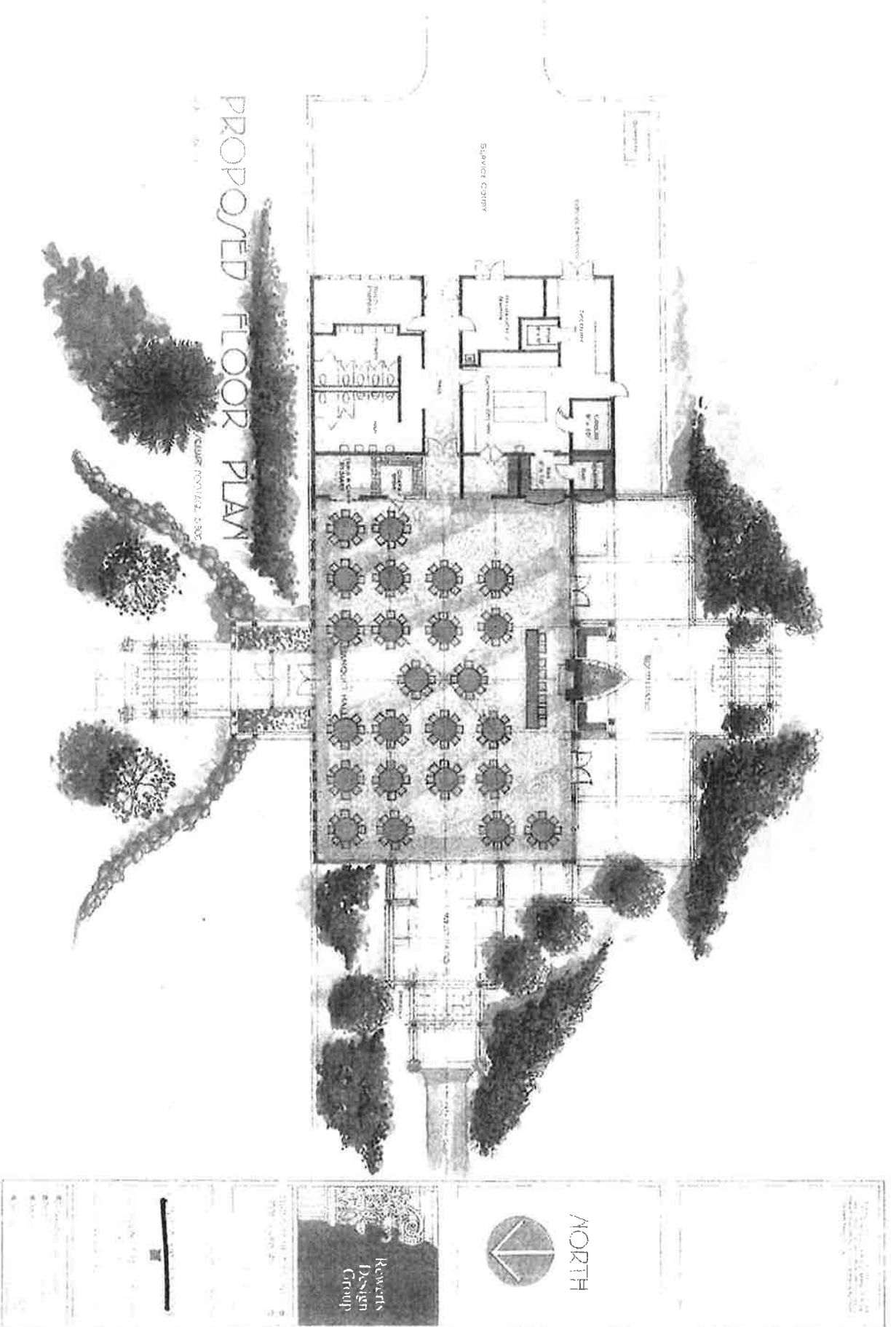
DATE: 10/11/12

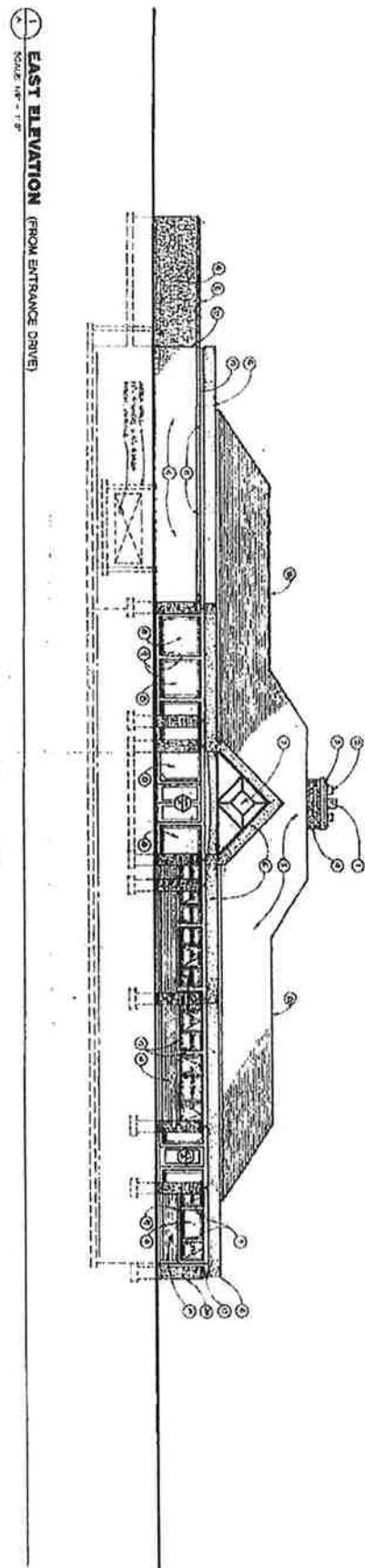
BY: 17031

CHECKED BY: C02

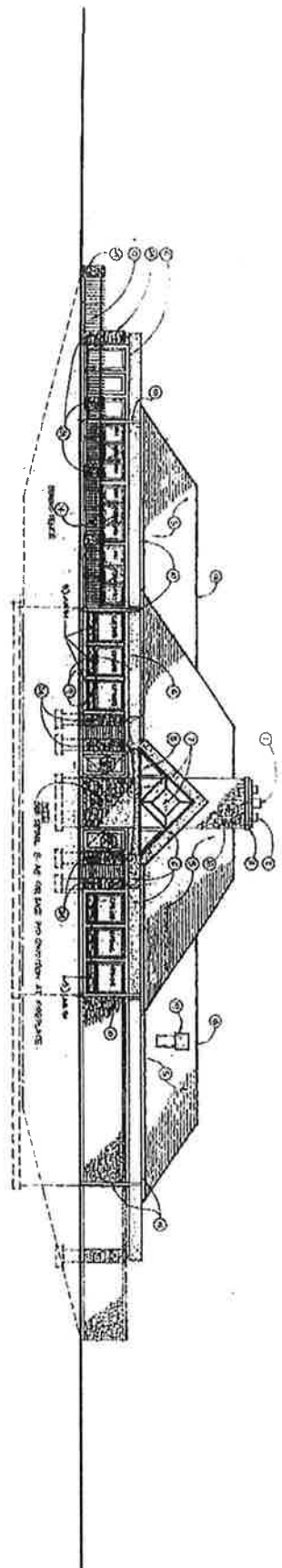
PROJECT: 17031

DESCRIPTION: LAYOUT PLAN - OVERVIEW

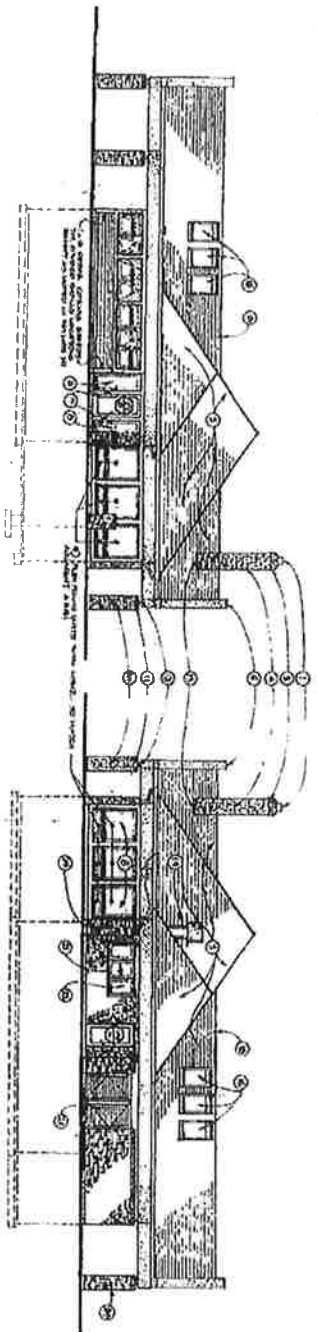




1 EAST ELEVATION (FROM ENTRANCE DRIVE)
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION (FROM GOLF COURSE)
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION (FROM 1ST TEE/9TH GREEN)
SCALE: 1/8" = 1'-0"

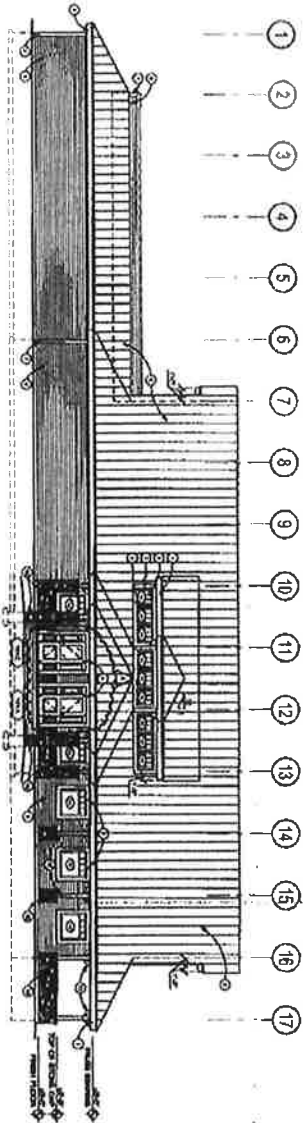
4 SOUTH ELEVATION (FROM 10TH TEE)
SCALE: 1/8" = 1'-0"

KEY NOTES

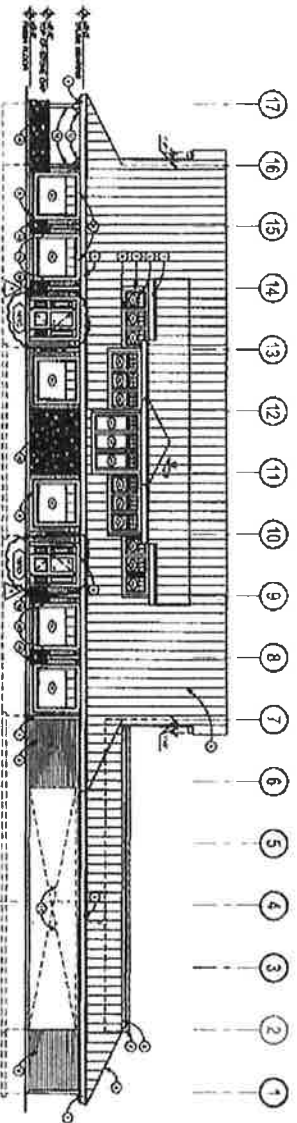
1. FINISH: 1/2" x 1/2" x 1/2" T&G TERRAZZO.
2. FINISH: 1/2" x 1/2" x 1/2" T&G TERRAZZO.
3. FINISH: 1/2" x 1/2" x 1/2" T&G TERRAZZO.
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26. FINISH: 1/2" x 1/2" x 1/2" T&G TERRAZZO.
27. FINISH: 1/2" x 1/2" x 1/2" T&G TERRAZZO.
28. FINISH: 1/2" x 1/2" x 1/2" T&G TERRAZZO.
29. FINISH: 1/2" x 1/2" x 1/2" T&G TERRAZZO.
30. FINISH: 1/2" x 1/2" x 1/2" T&G TERRAZZO.

EXTERIOR ELEVATION KEY NOTES

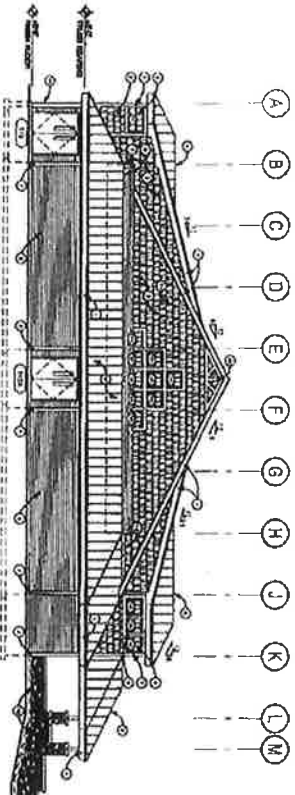
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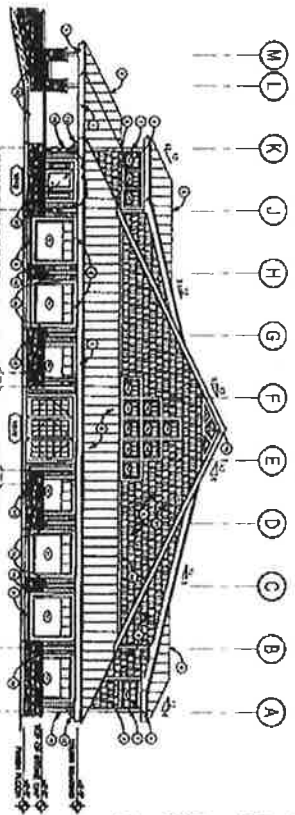
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A2 SCALE 1/4" = 1'-0"



1 EAST ELEVATION
2 SCALE: 1/4" = 1'-0"



WEST ELEVATION

11-28-17 ISSUE FOR CONSTRUCTION

[illegible]

Aldeen Golf Club

1. Onetime non-refundable check for the amount of \$ 1826.00

2. Detailed business plan:

Days of operation are: Monday - Friday from 7am - 7pm, and Weekends 6am - 9pm.

Food service hours are: Monday - Friday from 11am- 9pm, and Weekends 11am - 9pm.

We are looking at making this a campus in which the license covers the Club House, the Golf Course, the Pavilion and driving range. The Club House contains lockers, showers and restroom facilities, an outdoor deck with food and beverage serving capabilities, indoor restaurant style seating for approximately 50 person, a bar seating approximately 12 persons and a tavern style small seating area accommodating approximately 16 people. The club house also contains a golf pro shop, the golf pro office, two meeting rooms and an entry foyer. The Pavilion holds 250 people. Indoor amenities include a full cooking kitchen and event bar, outdoor pergola, and private brides' room for weddings. An anticipated ratio of food vs. alcohol sales (best guess would be) 75% food and 25% alcohol sales.

3. N/A

4. Detailed area interior layout.

Blue prints provided.

5. Detailed area exterior layout.

Blue prints provided.

6. Detailed security plan:

The Rockford Park District has the Rockford Park District Police Department which currently act as security at this facility. We have 10 officers on staff. The shifts run from 6am-1:30pm daily. They are responsible for providing routine patrol for District property, also providing support for events and responding to emergencies. This facility has an alarm system (both fire and burglary).

7. See the list of Rockford Park District Officers.

Please note that calls are subject to change as Calls for Service are submitted. Offenses represent the initial call: not the verified offense.

City of Rockford Police Department
Calls for Service For
5/25/2020 to 8/31/2020



| CFS Number | CFSDate | Time | Reported Offense (Non-Verified) | Location |
|------------|------------|------|---------------------------------|-------------------|
| 20-084312 | 08/01/2020 | 5:23 | 7314 Alarm (burglary/robbery) | 1902 REID FARM RD |
| 1 | | | | |

Please note that the Call for Service is specified for a property. Location is not specific to any person, place, or event. Call for service location is tied to the location to where the call was received.

Data obtained from NetRMS.
Produced: 5/27/2022 9:12:54AM

| Call Number | Event Date | Location | Situation Reported | Call Disposition | Agency |
|-------------|---------------------|-------------------|--------------------|--|----------------------------|
| 22-106686 | 2022-05-27T03:56:59 | 1902 Reid Farm Rd | ALARM - BURGLAR | 0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT 0001 - FALSE ALARM - SUB ERROR / | Rockford Police Department |
| 22-103360 | 2022-05-23T02:04:23 | 1902 Reid Farm Rd | ALARM - BURGLAR | 0001 - FALSE ALARM - SUB ERROR 0002 - FALSE ALARM - EQUIPMENT / | Rockford Police Department |
| 22-095308 | 2022-05-13T03:02:04 | 1902 Reid Farm Rd | ALARM - BURGLAR | 0002 - FALSE ALARM - EQUIPMENT 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / | Rockford Police Department |
| 22-073848 | 2022-04-14T05:08:23 | 1902 Reid Farm Rd | ALARM - BURGLAR | 0001 - FALSE ALARM - SUB ERROR 0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT 0002 - FALSE ALARM - EQUIPMENT | Rockford Police Department |
| 22-030496 | 2022-02-14T05:28:51 | 1902 Reid Farm Rd | ALARM - BURGLAR | 0002 - FALSE ALARM - EQUIPMENT 0002 - FALSE ALARM - EQUIPMENT | Rockford Police Department |
| 22-027539 | 2022-02-10T01:35:21 | 1902 Reid Farm Rd | ALARM - BURGLAR | 0002 - FALSE ALARM - EQUIPMENT 0002 - FALSE ALARM - EQUIPMENT / | Rockford Police Department |
| 22-014319 | 2022-01-22T05:13:48 | 1902 Reid Farm Rd | ALARM - BURGLAR | 0002 - FALSE ALARM - EQUIPMENT 0002 - FALSE ALARM - EQUIPMENT / | Rockford Police Department |
| 22-014285 | 2022-01-22T02:45:00 | 1902 Reid Farm Rd | ALARM - BURGLAR | 0002 - FALSE ALARM - EQUIPMENT 0002 - FALSE ALARM - EQUIPMENT / | Rockford Police Department |
| 22-010729 | 2022-01-17T02:14:48 | 1902 Reid Farm Rd | ALARM - BURGLAR | 0002 - FALSE ALARM - EQUIPMENT 0002 - FALSE ALARM - EQUIPMENT / | Rockford Police Department |
| 21-273094 | 2021-12-21T04:54:23 | 1902 Reid Farm Rd | ALARM - BURGLAR | 0002 - FALSE ALARM - EQUIPMENT 0002 - FALSE ALARM - EQUIPMENT / | Rockford Police Department |
| 21-272381 | 2021-12-20T09:13:26 | 1902 Reid Farm Rd | ALARM - BURGLAR | 0002 - FALSE ALARM - EQUIPMENT 0002 - FALSE ALARM - EQUIPMENT / | Rockford Police Department |
| 21-268747 | 2021-12-15T04:08:10 | 1902 Reid Farm Rd | ALARM - BURGLAR | 0002 - FALSE ALARM - EQUIPMENT 0002 - FALSE ALARM - EQUIPMENT / | Rockford Police Department |
| 21-268738 | 2021-12-15T02:54:31 | 1902 Reid Farm Rd | ALARM - BURGLAR | 0002 - FALSE ALARM - EQUIPMENT 0002 - FALSE ALARM - EQUIPMENT / | Rockford Police Department |
| 21-268643 | 2021-12-14T22:10:58 | 1902 Reid Farm Rd | ALARM - BURGLAR | 0002 - FALSE ALARM - EQUIPMENT 0002 - FALSE ALARM - EQUIPMENT / | Rockford Police Department |
| 21-207814 | 2021-09-24T11:54:15 | 1902 Reid Farm Rd | FOLLOW-UP | NRPT - NO REPORT | Rockford Police Department |